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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *AM*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *oif*
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MEETING DATE: FEBRUARY 5, 2020

SUBJECT: A. UP19-53 SANA BEHAVIORAL HOSPITAL: A CONDITIONAL
USE PERMIT FOR APPROX. 3.79 ACRES LOCATED AT 2018 E.
MERCY ROAD TO ALLOW A HOSPITAL IN THE GENERAL
OFFICE (GO) ZONING DISTRICT.

B. DR19-189 SANA BEHAVIORAL HOSPITAL

STRATEGIC INITIATIVE: Prosperous Community

To allow a hospital use in the Val Vista Medical Growth area.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: GPS Properties, LLC
Name: Josh Soffe
Address: 185 S. State St., Ste 1300
Salt Lake City, UT 84111
Phone: 801-560-4557
Email: josh.soffe@fjmgmt.com

OWNER

Company: Specres, Inc
Name: Doug Strode
Address: 2021 Shipway Ln
Newport Beach, CA 92660
Phone: 949-631-8859
Email: dougstrode@gmail.com

BACKGROUND/DISCUSSION

History

| Date | Description |
|-------------------------|--|
| <i>October 10, 2006</i> | Town Council adopted Ordinance No. 1853 in case A05-22, annexing 664 acres at Greenfield and Germann. |
| <i>December 2, 2008</i> | Town Council approved Resolution No. 2929 in case GP08-15, a Major General Plan amendment for approximately 98 acres changing the General Plan land use classifications to General Office (GO), Community Commercial (CC), Business Park (BP) and Public Facilities/Institutional (PF/I). |
| <i>December 2, 2008</i> | Town Council approved Ordinance No. 2210 in case Z08-36 for Celebration Centre Campus, approximately 28 acres of Single Family - 43 (SF-43), 14 acres of Single Family-15 (SF-15), 6 acres of Neighborhood Commercial (NC), and 8 acres of unclassified land to approximately 47 acres of General Office (GO), 4 acres of Community Commercial (CC), and 5 acres of Public Facility/Institutional with a Planned Area Development (PAD) overlay. |

Overview

The subject site is part of the Celebration Centre Campus PAD that was rezoned in 2007. The property is zoned General Office (GO) and located south of Mercy Road just southwest of Pecos Road. The applicant is proposing a 24 hour a day acute, patient centered, interdisciplinary treatment hospital for psychiatric disorders for patients 55 years old and older. The 16,400sf building proposed 24 beds on the 3.79 acre site. Two access points are proposed, one off of Mercy Drive and a second off the 156th Street alignment along the western boundary of the site.

The applications under review include a Conditional Use Permit (UP19-53) to allow a hospital in the GO zoning district in addition to a Design Review application (DR19-189).

Surrounding Land Use & Zoning Designations:

| | Existing Land Use Classification | Existing Zoning | Existing Use |
|-------|--|---|-------------------------|
| North | Public Facilities/Institutional | Public Facilities/ Institutional (PF/I/PAD) | Mercy Road, then vacant |
| South | General Office | General Office (GO/PAD); Single Family -43 (SF-43) | Single family residence |
| East | General Office | General Office (GO/PAD) | Single family residence |
| West | General Office and Public Facilities/Institutional | General Office and Public Facilities/ Institutional (GO/PAD and PF/I/PAD) | Medical offices |
| Site | General Office | General Office (GO/PAD) | Single family residence |

Project Data Table

| Site Development Regulations | Required per LDC and Ordinance No. 2210 | Proposed |
|---|--|-----------------|
| Maximum Building Height (ft.)/(Stories) | 25ft/1 story within 60' of 2086 E. Wyatt Way 35ft/2 story between 60 and 100ft of 2086 E. Wyatt Way | 23'5"/1 Story |
| Minimum Building Setback (ft.) | | |
| Front | 25 | 25 |
| Side (Residential) | 30 | 30 |
| Side (Street) | 20 | 20 |
| Rear (Non-Residential) | 20 | 20 |
| Minimum Required Perimeter Landscape Area (ft.) | | |
| Front | 25 | 25 |
| Side (Residential) | 30 | 30 |
| Side (Street) | 20 | 20 |
| Rear (Non-residential) | 20 | 20 |
| Landscaping (% of net lot area) | 15 | 40 |
| Off-Street Parking and Loading | 1.5/unit (24 x 1.5 = 36 spaces) | 90 spaces |

DISCUSSION**Design Review**

The subject site is located within the Celebration Centre Campus PAD. Although properties in the area are currently developed residentially, it is anticipated that overtime this area will redevelop in conformance with the General Plan into office and commercial uses. Primary access to the site is provided from Mercy Road directly into the site and via a second access off of the 156th Street alignment, as required in the Celebration Centre Campus PAD.

The primary building is located on the west side of the site and includes an outdoor employee amenity area on the south side as well as a secured outdoor courtyard for patients, also located on the south side of the proposed building. A future building is proposed on the east side of the site. This future building is not part of the application and will require future design review approval. The northern triangular parcel is constrained by the Mercy Gilbert Medical Center plat, which limits site development to landscaping, as such, all structures and parking are located on the larger parcel to the south. The northern parcel serves as retention.

In terms of elevations, the building is comprised of copper metal composite paneling, painted stucco, and stone veneer columns. Mechanical screening is provided through a louvered screen. Staff has asked as part of the first review comments for additional details on this louvered screening to ensure mechanical equipment will be fully screened. Staff has also requested additional articulation along the northern elevation, as this is the most visible elevation as vehicles travel south on Mercy Rd.

The project has currently completed 1st review and therefore additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Conditional Use Permit

The applicant is requesting a Conditional Use Permit to allow a hospital within the General Office (GO) zoning district. The Sana Behavioral Hospital is a geri-psych hospital that provides 24-hour a day acute treatment for psychiatric disorders for patients 55 and older. Disorders may include cognitive impairment and co-morbid medical conditions (i.e. COPD, diabetes, arthritis). The LDC has provisions under Section 4.5016G for additional separation requirements for certain behavioral disorders; however, per the applicant's narrative, this facility will not provide in patient treatment of pedophilia, exhibitionism, voyeurism, kleptomania or pyromania, as defined under federal law or a Court Ordered Evaluation for Civil Commitment, as defined by Arizona Revised Statutes; as such, these additional provisions would not apply to the proposed use.

Patients are admitted either on a voluntary or involuntary basis, and services include:

1. Sensory stimulation, therapeutic, and recreation activities.
2. Interdisciplinary treatment staff, which includes nurses, social worker, activities personnel, occupational therapist, physical therapist, and speech therapist, and a mid-level. Everyone works under the direction of a psychiatrist.
3. The psychiatrist is the attending physician. There are additional physicians (typically independent physicians or hospitalists) that are consulted when medical needs arise.

To approve a Conditional Use Permit, the Planning Commission must find that all four Findings of Fact, identified under LDC Section 5.403, have been met. The required Findings of Fact are as follows:

1. *The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.*

The applicant notes in the narrative the facility is a secured facility where patients will not be able to freely leave the building and interior doors are only accessible via keycard. The building layout and cameras will ensure patients are always under supervision. Additionally, an eight foot high fence is provided on the south and east of the property for additional privacy/protection.

2. *The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.*

The site is located within the Val Vista Medical Growth area. The hospital located southeast of the Val Vista Road and Loop 200 Santan Freeway interchange has already spurred growth in medical office, medical research and rehabilitation/care facilities. Additionally, this growth area anticipates medical office, general office and business park growth that is supported by mixed-use, commercial and hospitality uses. Specifically, the Land Use and Growth Areas chapter of the General Plan promotes diversity of housing

types for all age groups (Policy 1.3) and protecting sites for employment uses in appropriate locations to increase the Town's employment base (Policy 1.5).

3. *The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.*

The proposed project complies with the approved Celebration Campus PAD and the Land Development Code standards for the General Office zoning district. As depicted in the Project Data Table, the proposed project meets all minimum development standards. Applicable business and state licenses for operating this facility will be required prior to permitting.

4. *The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.*

The proposed hospital is designed to complement the existing medical offices in proximity to the site. The site is designed in a manner to limit vehicular impacts to the surrounding properties by taking its primary access directly from Mercy Road and the planned 156th Street alignment. Landscape buffering is provided along the property boundaries. The request will not interfere with the use and enjoyment of nearby properties..

The Conditional Use Permit (UP19-53) is being concurrently reviewed with the Design Review application (DR19-189). The aforementioned Conditional Use Permit must be approved by the Planning Commission prior to approval of the Design Review application.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Overall comments on use permit request
2. Overall comments on architecture, and specifically, mechanical screening

Respectfully submitted,

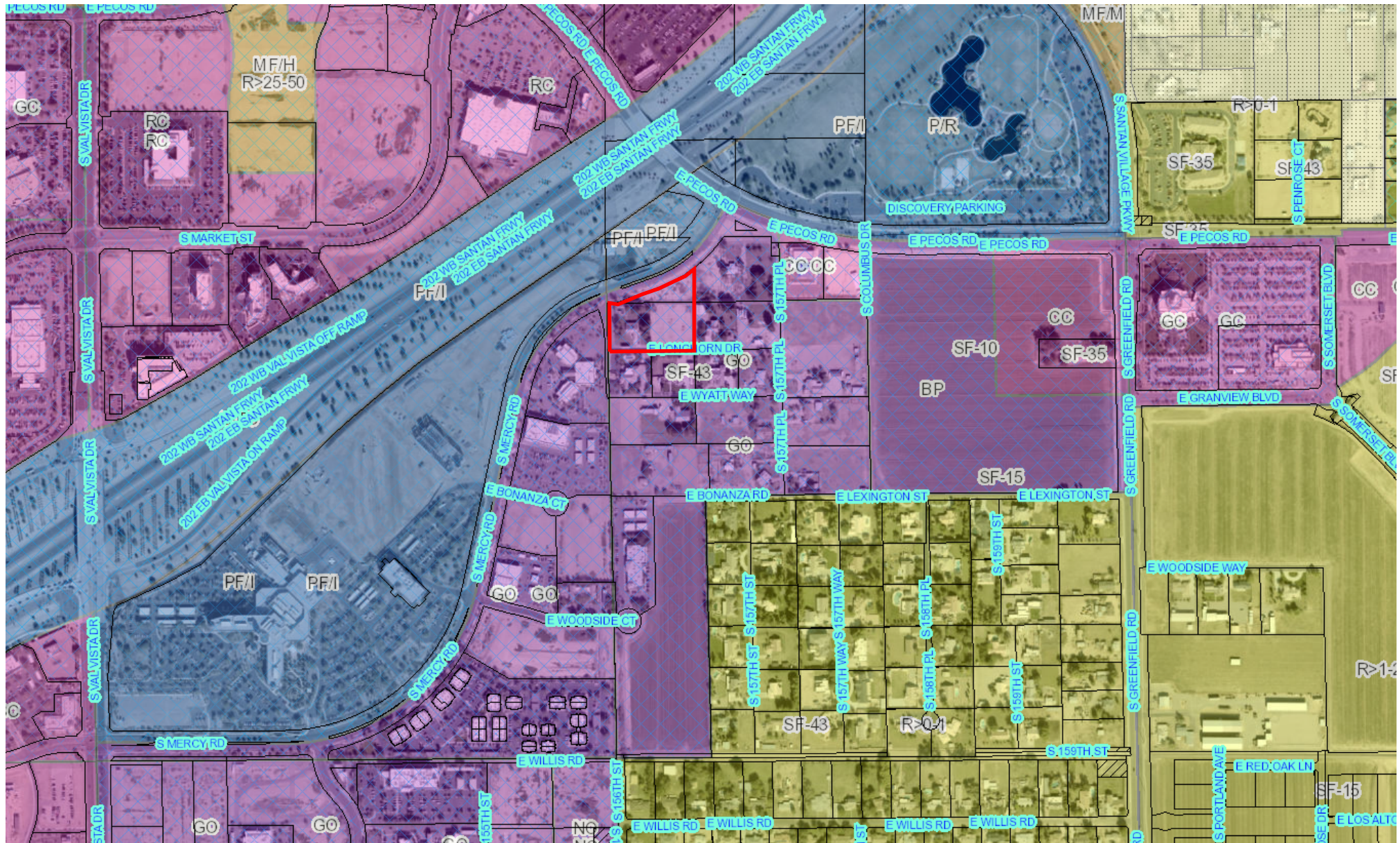
Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Project Narrative
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials

- 8) Elevations
- 9) Floor Plans
- 10) Lighting

UP19-53 and DR19-189 Sana Behavioral Hospital



UP19-53 and DR19-189 Sana Behavioral Hospital

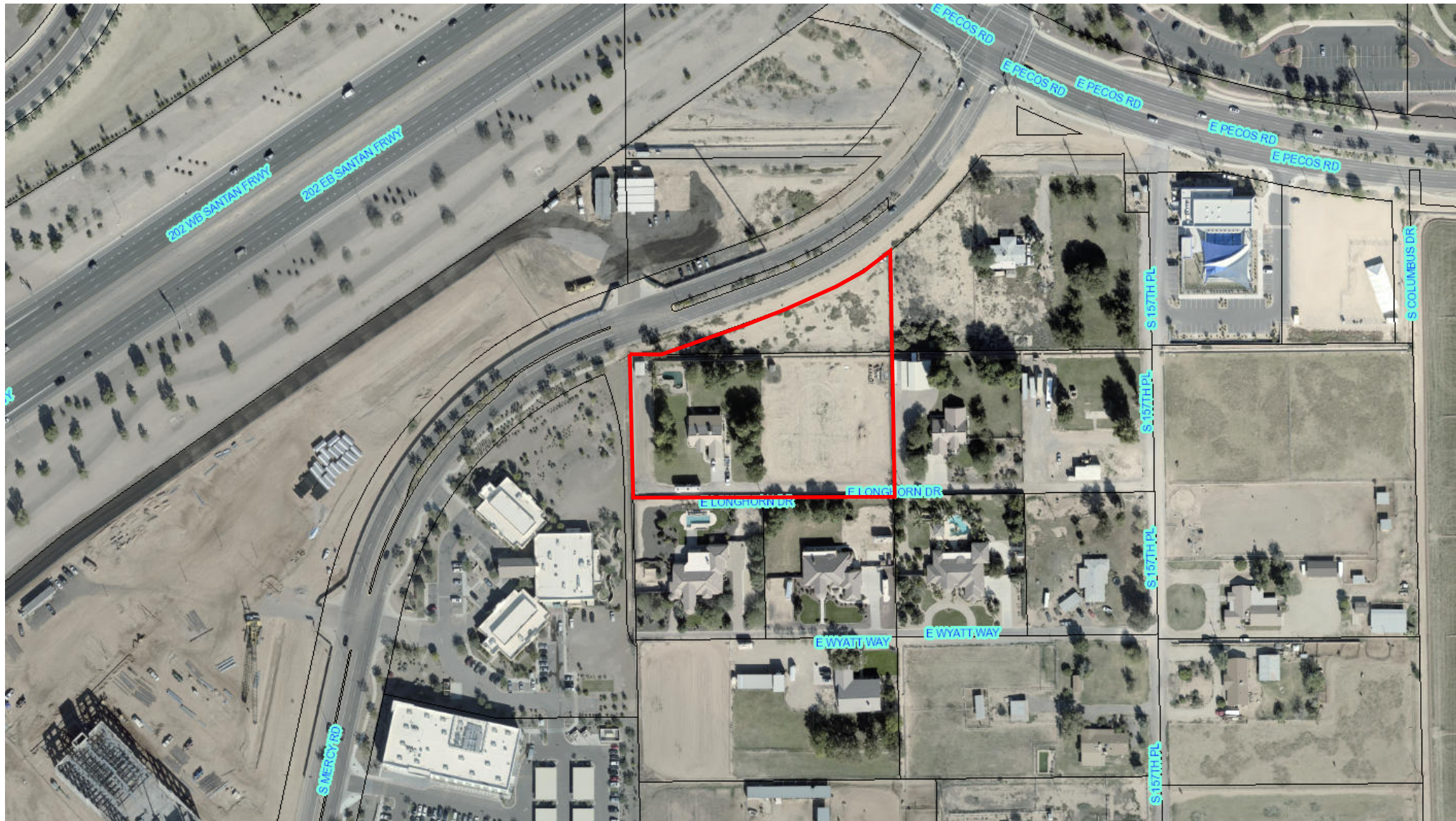


Exhibit 2: Project Narrative

Sana Behavioral Hospital: Project Narrative

The Sana Geri-Psych hospital provides 24 hour-a-day acute, patient centered, interdisciplinary treatment for psychiatric disorders for patients 55 years old and older. These disorders may include, but are not limited to, cognitive impairment and co-morbid medical conditions (i.e. COPD, diabetes, arthritis). Patients are screened based on medical necessity specific admission criteria, including age. All patients are admitted either on a voluntary or involuntary basis, depending on the facility. A safe structured environment is provided to assist everyone in achieving their optimal level of functioning and recovery.

Services include:

1. Sensory stimulation, therapeutic, and recreation activities in a comfortable atmosphere to encourage interaction between patients and staff.
2. Interdisciplinary treatment staff which includes nurses, social worker, activities personnel, occupational therapist, physical therapist, and speech therapist, and a mid-level. Everyone works under the direction of a psychiatrist.
3. The psychiatrist is the attending physician. There are additional physicians (typically independent physicians or hospitalists) that are consulted when medical needs arise.

The treatment team members, patient, and family (when available) work together to develop an individualized plan of care following a comprehensive assessment. Based on the clinical needs, the treatment plan will vary and may include intensive individual therapy, group therapy, family therapy, pharmacotherapy, medical management, patient/family education and skills building therapy.

The average length of stay is 12 days with patients coming from acute care hospitals, skilled nursing, and assisted living facilities. Patients are admitted periodically 7 days a week via non-emergent transportation with the idea of discharging them to home, skilled nursing, or an assisted living facility with resources for continued care.

The facility will be in the San Tan Corridor on the greater Mercy-Gilbert Medical Center campus, between the Wellspring Rehabilitation facility to the southwest and an approved senior assisted living facility to the northeast. We have been working with Dignity Health and Mercy-Gilbert Medical Center throughout our property identification process and they are supportive of our services. Our senior healthcare behavioral services are complimentary to the other senior healthcare services in the area. Our use is subject to Conditional Use approval and the structure design has color tones consistent with Sonoran climate, with soft browns and bronze as seen on the rendering below.



Impact Reduction:

Efforts to mitigate potential impacts to adjacent properties include:

- An 8-foot fence on the south and east of the property where residential homes are located.
- We will have 2 access points off Mercy Rd and will not use Longhorn Dr to eliminate traffic on residential streets.
- Our building will be 1 story with a maximum height under 25 feet with no views into neighboring properties.
- Patients will not be allowed outside unattended and will be in a fully enclosed outdoor space
- We have met with the immediate neighbor to the West, Wellsprings Rehabilitation, the future neighbor to the Northeast, the Abbingdon at Gilbert, as well as Mercy Gilbert Medical Center and they are all supportive of our project.
- We have spoken face to face with all neighbors within 300 feet and mitigated any of their concerns.

General Plan:

This property resides inside and adjacent to the Gilbert Medical Campus Subdivision and the Val Vista Medical Growth Area. We believe that our use as an elderly behavioral hospital complies with the general plan and compliments the adjacent hospital as well as the skilled nursing and senior living facilities in the area.

Land Development Code:

We believe that this specific property and our use as an elderly behavioral health hospital meet the land development code by achieving the following:

- Meeting the minimum requirement for 36 parking stalls (1.5 per bed)
- Being able to provide the required covered 2 passenger loading stalls
- The EVO Swim School is within 1,500 feet of our property and may be considered a school or daycare center. We will not admit and are not licensed to treat patients who need treatment as stated in Part 1 or Part 2 of the Land Development Code so this should not be an issue.
 - A hospital that services a Court Ordered Evaluation for Civil Commitment, as defined by Arizona Revised Statutes.
 - A hospital that provides in-patient behavioral health treatment of pedophilia, exhibitionism, voyeurism, kleptomania or pyromania, as defined under federal law.
- Our hospital will abide by the requirements as a “Noise Sensitive Use” by being 1 story, having 8 foot fences, and abiding by the HUD interior noise reduction requirements.

Four Findings of Fact:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

All concerns regarding health, safety, and general welfare of the neighbors is mitigated by the secure lockdown features of our building, the staffing requirements, and the age of the average patient being older than 65. Patients will not be able to freely leave our building and

the interior doors are only accessible via keycard. The building layout and cameras will make sure that patients are always under healthcare worker supervision. Additionally, we will have an 8 foot fence on the south and east of the property for an added layer of privacy/protection for the neighbors.

We will also follow the pre-application suggestions for 2 access points and enough left turn lane to minimize the impact on traffic.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

See previous note under "General Plan"

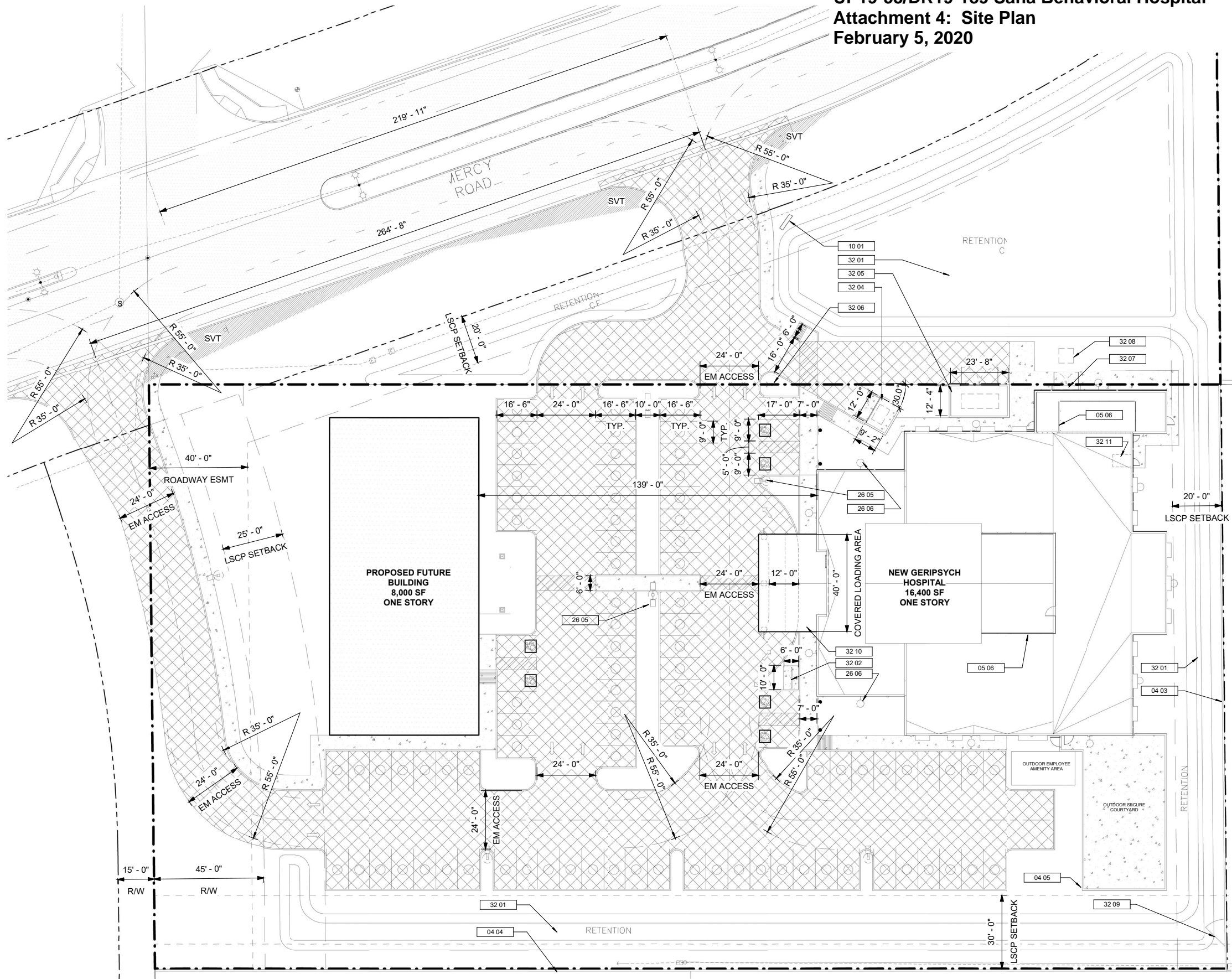
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and

The zoning code lists "hospital" as a conditional use under the General Office (GO) zone. That being said, we believe that our use in this area conforms with the neighboring uses and standards.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

We have spoken to all of the neighbors both residential and commercial and we believe that our use would be a compliment to the current commercial uses and welcome by the residential neighbors.

UP19-53/DR19-189 Sana Behavioral Hospital
Attachment 4: Site Plan
February 5, 2020



1 SITE PLAN
SCALE: 1" = 20'-0"

KEYNOTE LEGEND

| | |
|-------|---|
| 04 03 | New 8' high cmu wall, stucco finish and color to match proposed building. Refer to exhibit 5: landscape plan and details. |
| 04 04 | Existing 8' high cmu wall, stucco finish and color to match proposed building. |
| 04 05 | 8' high cmu wall, stucco finish and color to match building. |
| 05 06 | Painted metal louvered mechanical screen. |
| 10 01 | Monument sign. |
| 26 05 | Site light fixture. Refer to exhibit 10: site photometrics plan. Light fixture 20' above grade. |

| | |
|-------|---|
| 26 06 | Building mounted light fixture @ 11'-10" above grade. |
| 32 01 | Retention area. Refer to exhibit 6: grading and drainage. |
| 32 02 | Bike rack to accommodate four bicycle parking stalls on concrete pad. |
| 32 04 | Refuse enclosure per city of gilbert standard detail gil-180, 8' high cmu wall with stucco finish to match proposed building. |
| 32 05 | Emergency generator enclosure, 8' high cmu wall with stucco finish to match proposed building. |
| 32 06 | Remote mounted fdc. Refer to exhibit 5: landscape plan for screening. |

| | |
|-------|---|
| 32 07 | Ses / electrical panel with decorative metal screen fence. |
| 32 08 | Transformer. Refer to exhibit 5: landscape plan, for screening. |
| 32 09 | Existing gate to be removed. |
| 32 10 | Covered loading area |
| 32 11 | Fire riser room. |

PROJECT DATA

EXSITING ZONING: GO "GENERAL OFFICE"

ADJACENT PROPERTIES WITHIN 300': PF-I "PUBLIC FACILITY/INSTITUTIONAL", GO "GENERAL OFFICE"

GROSS ACREAGE: 3.79 ACRES
NET ACREAGE: 3.12 ACRES

TOTAL BUILDING AREA:
NEW GERIPSYCH HOSPITAL 16,400 SF
PROPOSED FUTURE BUILDING 8,000 SF

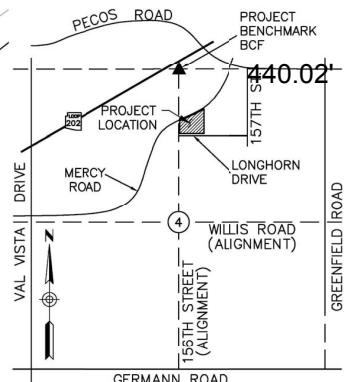
LOT COVERAGE: 15%

PARKING SPACES:
NUMBER OF REQUIRED - 1.5 SPACES/BED = 36 SPACES
NUMBER PROVIDED - 90 SPACES

TOTAL LANDSCAPE AREA: 54,384 S.F. / 1.24 ACRES
LANDSCAPE AREA COVERAGE: 30,062 S.F. / 55%

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

- Standard Commercial and Industrial Site Plan Notes March 11, 2004
1. All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated underground.
 2. All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
 3. All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
 4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods: a. Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet; b. Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet; c. An alternative screening method approved by the Planning Department prior to issuance of any permits.
 5. The location of all electrical utility equipment shall be identified on the construction plans.
 6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods: a. The parapet wall of the building shall equal or exceed the height of the mechanical units, or; b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
 7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
 8. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
 9. Pneumatic tubes, whether metal or plastic, shall be either: a. Enclosed in pilasters, columns or other architectural features of the canopy or building, or; b. Routed underground.
 10. All backflow prevention devices 2" or larger shall be screened with landscape located within a 6' radius of the device. All backflow preventers less than 2" shall be placed in a wire cage painted to match the primary building color.
 11. All freestanding light poles shall: a. Be located within landscaped areas or planter islands; b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30' from adjacent grade; c. Be located to avoid conflict with trees.
 12. Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.
 13. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
 14. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
 15. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamante, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
 16. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building.
 17. All exterior metal shall be finished or painted to match the approved project colors.
 18. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.



VICINITY MAP
SEC 4, T2S, R6E
NTS



1640 e. river rd.
suite 206
tucson, az 85718
t: 520.882.4484

Geriatric Psychiatry Services

2018 East Mercy Road, Gilbert, AZ 85297

DESIGN REVIEW

REVISION/RELEASE DATE

11/15/2019

LRD JOB NO: 527.05

CLIENT NUMBER:

SITE PLAN

A1.1

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
 2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
 3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
 4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS, DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 5. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 6. PLANT SIZE, LOCATION AND SPACING:
 - 6.1. TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ON-SITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
 - 6.2. ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
 7. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 8. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
 10. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
 11. LANDSCAPE UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 12. CONTRACTOR SHALL FIVE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
 13. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE AS INDICATED ON PLANS. PROVIDE A SECOND APPLICATION OF THE PRE- EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD
 14. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
 15. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
 16. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES.
 17. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
 18. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
 19. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
 - 1 GALLON PLANT - 1 TABLET
 - 1 GALLON PLANT - 4 TABLETS
 - 5 GALLON PLANT - 2 TABLET
 - 15 GALLON & 24" BOX TREE - 6 TABLETS (MIN.)TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
 20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 21. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
 22. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
 23. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
 24. ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS' FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING, PRIOR TO THE FINAL ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
 25. A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO BE MAINTAINED.

LANDSCAPE CALCULATIONS

| | AREA | PERCENT OF TOTAL SITE |
|---|-----------------------------|-------------------------|
| GROSS AREA ON-SITE: | 164953.98 S.F. / 3.79 ACRES | |
| NET AREA ON-SITE: | 135907.20 S.F. / 3.12 ACRES | |
| LANDSCAPE AREA ON-SITE: | 54,384 S.F. / 1.24 ACRES | 40% |
| LANDSCAPE COVERAGE: | 30,062 S.F. | 55% (OF LANDSCAPE AREA) |
| | <u>REQUIRED</u> | <u>PROVIDED</u> |
| REAR YARD, 3 TREES PER 1,000 S.F. (11,251 S.F.): | 34 TREES | 34 TREES |
| REAR YARD, 5 SHRUBS PER 1,000 S.F. (11,251 S.F.): | 56 SHRUBS | 56 SHRUBS |
| REAR YARD, 20% GROUND COVER COVERAGE: | 20% COVERAGE | 20% COVERAGE |
| WEST SIDE YARD, 3 TREES PER 1,000 S.F. (4,301 S.F.): | 12 TREES | 12 TREES |
| WEST SIDE YARD, 5 SHRUBS PER 1,000 S.F. (4,301 S.F.): | 22 SHRUBS | 22 SHRUBS |
| WEST SIDE YARD, 20% GROUND COVER COVERAGE: | 20% COVERAGE | 20% COVERAGE |
| EAST SIDE YARD, 3 TREES PER 1,000 S.F. (8,025 S.F.): | 24 TREES | 24 TREES |
| EAST SIDE YARD, 5 SHRUBS PER 1,000 S.F. (8,025 S.F.): | 40 SHRUBS | 40 SHRUBS |
| EAST SIDE YARD, 20% GROUND COVER COVERAGE: | 20% COVERAGE | 20% COVERAGE |

**SANA BEHAVIORAL
HOSPITAL**

GERIATRIC PSYCHIATRY SERVICES

2018 SOUTH MERCY ROAD

GILBERT, ARIZONA 85297

PROJECT TEAM:

OWNER:
FJ MANAGEMENT
185 SOUTH STATE STREET, SUITE 1300
SALT LAKE CITY, UT 84111

ARCHITECT:
LIZARD ROCK ARCHITECTURE
1640 EAST RIVER ROAD, SUITE 206
TUCSON, AZ 85718

LANDSCAPE ARCHITECT:
NORRIS DESIGN
901 EAST MADISON STREET
PHOENIX, AZ 85034

CIVIL ENGINEER:
DIBBLE ENGINEERING
1630 SOUTH STAPLEY DRIVE, SUITE 123
MESA, AZ 85204

TOWN OF GILBERT NOTES

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

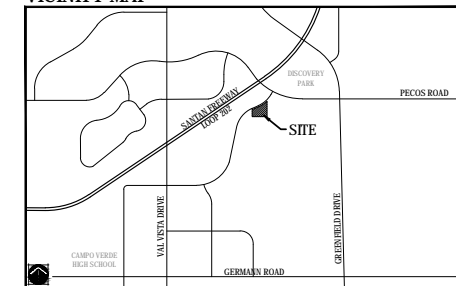
MAINTENANCE NOTE:
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY,
NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY
OF THE PROPERTY OWNER.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

TOWN OF GILBERT RECLAIMED WATER NOTES:

RECLAIMED WATER PIPE, MARKING TAPE AND LOCATOR TAPE SHALL BE
INSTALLED IN ACCORDANCE WITH M.A.G. SPECIFICATION 616, AND THE LATEST
EDITION OF THE TOWN OF GILBERT RECLAIMED WATER USERS MANUAL.

VICINITY MAP



SHEET INDEX

[illegible]

OWNER:
FJ MANAGEMENT
185 SOUTH STATE STREET
SUITE 1300
SALT LAKE CITY, UT
801.381.2900

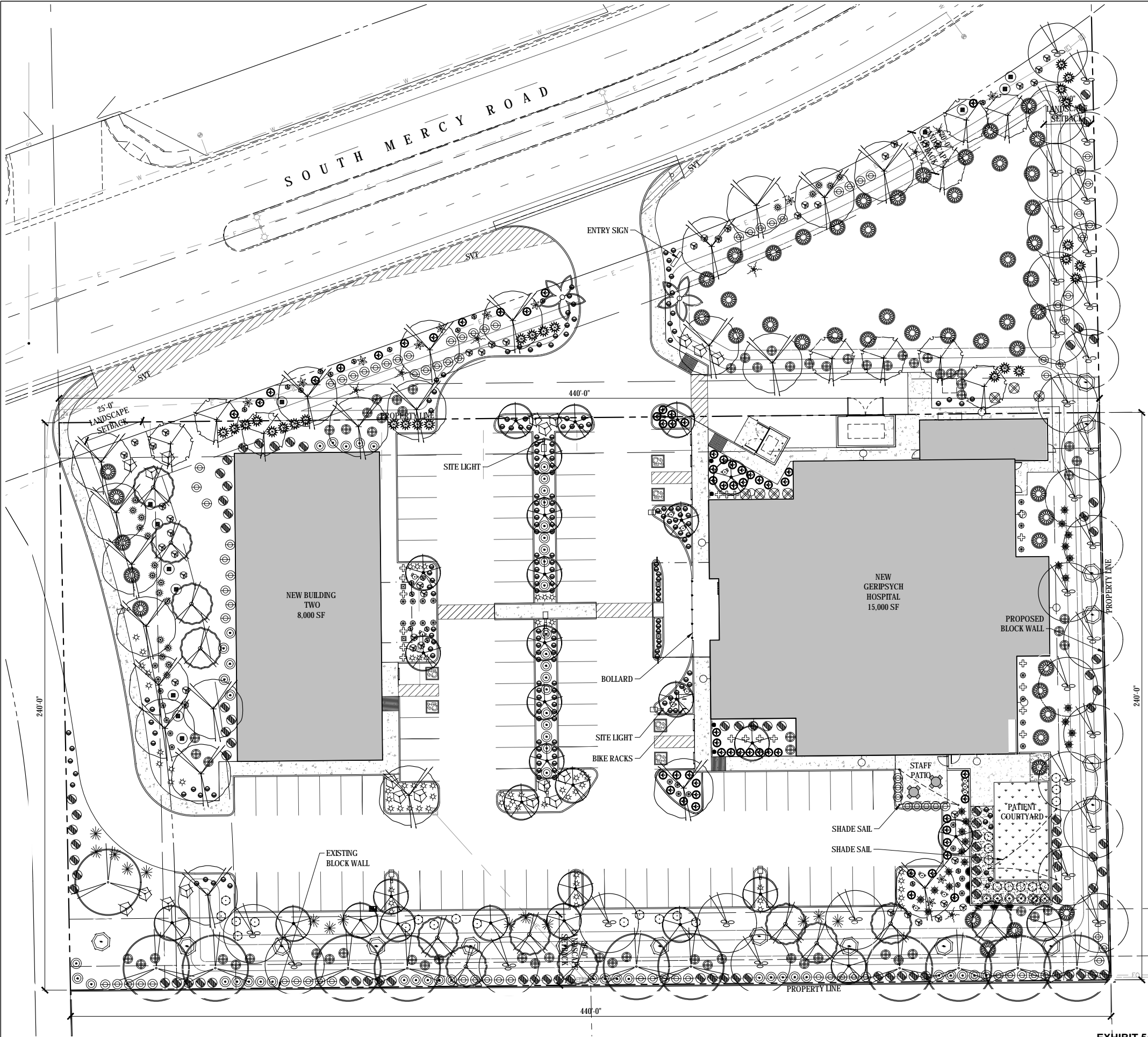


ISSUE DATE:

REVISION DATE:

SHEET TITLE:
**LANDSCAPE
COVER**

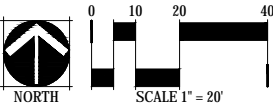
BS
JH/MC
CHECKED BY:
DRAWN BY:
P:\Sana Behavioral Hospital - 0590-02-2126\Drawings\Design Review Board\SBH-LA 101.dwg
Nov 15, 2019 - 11:34am



| PLANT SCHEDULE | | | | |
|----------------|-------------------------------------|--------------------------------|----------------------|------|
| SYMBOL | COMMON NAME BOTANICAL NAME | SIZE BRANCHING | CALIPER HT & W | QTY. |
| TREES | | | | |
| | Acacia aneura | 36" Box | 2.5" CALIPER | 30 |
| | Mulga | SINGLE | HT 6' X W 3' | |
| | Chilopsis linearis 'Bubba' | 24" Box | 2" CALIPER | 11 |
| | Desert Willow | MULTI | HT 6' X W 3' | |
| | Parkinsonia 'Hybrid' | 24" Box | 2.5" CALIPER | 23 |
| | Hybrid Palo Verde | MULTI | HT 10' X W 8' | |
| | Phoenix Dactylifera | | 20" TRUNK | 2 |
| | Date Palm | | HEIGHT | |
| | Pithecellobium flexicaule | 24" Box | 2" CALIPER | 12 |
| | Texas Ebony | SINGLE | HT 8' X W 6' | |
| | Prosopis Rio Salado | 36" Box | 2.5" CALIPER | 31 |
| | Rio Salado Mesquite | SINGLE | HT 10' X W 8' | |
| | Ulmus parviflora | 36" Box | 2.5" CALIPER | 11 |
| | Evergreen Elm | | HT 10' X W 8' | |
| SHRUBS | | | | |
| | Callandrea californica | 5 GALLON | | 20 |
| | Baja Fairy Duster | | | |
| | Justicia spicigera | 5 GALLON | | 7 |
| | Mexican Honeysuckle | | | |
| | Leucophyllum langmaniae | 5 GALLON | | 62 |
| | Rio Bravo Sage | | | |
| | Nandina domestica | 5 GALLON | | 6 |
| | Heavenly Bamboo | | | |
| | Ruellia peninsularis | 5 GALLON | | 68 |
| | Desert Ruellia | | | |
| | Simmondsia chinensis | 5 GALLON | | 56 |
| | Jojoba | | | |
| | Tecoma x Sierra Apricot | 5 GALLON | | 91 |
| | Sierra Apricot Esperanza | | | |
| ACCENTS | | | | |
| | Agave americana | 10 GALLON | | 11 |
| | Century Plant | | | |
| | Baileya multistata | 1 GALLON | | 21 |
| | Desert Marigold | | | |
| | Dasylistron quadrangulatum | 5 GALLON | | 14 |
| | Toothless Desert Spoon | | | |
| | Fouquieria splendens | 24" Box | | 7 |
| | Ocotillo | | | |
| | Hesperaloe funifera | 5 GALLON | | 39 |
| | Giant Aloe | | | |
| | Hesperaloe parviflora 'Brakelights' | 5 GALLON | | 63 |
| | Dwarf Crimson Red Yucca | | | |
| | Opuntia sp. | 10 GALLON | | 14 |
| | Santa Rita Prickly Pear | | | |
| | Pachycereus marginatus | 10 GALLON | | 13 |
| | Toten Pole Cactus | | | |
| | Pedilanthus macrocarpus | 10 GALLON | | 19 |
| | Slipper Plant | | | |
| | Sphaeralcea ambigua | 5 GALLON | | 52 |
| | Desert Globemallow | | | |
| | Yucca pallida | 5 GALLON | | 33 |
| | Pale Leaf Yucca | | | |
| GROUNDCOVERS | | | | |
| | Acacia redolens | 1 GALLON | | 17 |
| | Desert Carpet | | | |
| | Eremophila glabra 'Mingenew Gold' | 1 GALLON | | 51 |
| | Desert Carpet | | | |
| | Lantana montevidensis | 1 GALLON | | 65 |
| | Trailing Lantana | | | |
| | Lantana x 'New Gold' | 1 GALLON | | 192 |
| | New Gold Lantana | | | |
| | Rosmarinus officinalis 'Prostratus' | 1 GALLON | | 26 |
| | Creeping Rosemary | | | |
| GRASSES | | | | |
| | Muhlenbergia capillaris | 5 GALLON | | 52 |
| | White Cloud' Muhly | | | |
| | Muhlenbergia rigens | 5 GALLON | | 21 |
| | Deer Grass | | | |
| VINES | | | | |
| | Bougainvillea 'Barbara Kars' | 5 GALLON | | 6 |
| | Barbara Kars' Bougainvillea | | | |
| TOPDRESS | | | | |
| | | Pioneer Apache Brown | | |
| | | 1" Screened Decomposed Granite | | |
| | | | | |
| | | | | |
| | | | Pioneer Apache Brown | |
| | | | 4"-8" Rip Rap | |

NOTES:
1. MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

EXHIBIT 5: LANDSCAPE PLAN AND DETAIL SHEETS
11.15.2019



OWNER:
FJ MANAGEMENT
185 SOUTH STATE STREET
SUITE 1300
SALT LAKE CITY, UT
801.381.2900



ISSUE DATE: _____

REVISION DATE: _____

SHEET TITLE:
LANDSCAPE
PLAN

CHECKED BY: BS
DRAWN BY: JHMG
P:\Sana Behavioral Hospital - 0590-02-2126\Drawings\Construction Documents\SBH-LA 101.dwg
Nov 06, 2019 - 4:05pm



EXHIBIT 5: LANDSCAPE PLAN AND DETAIL SHEETS
11.15.2019

SANA BEHAVIORAL HOSPITAL
GERIATRIC PSYCHIATRY SERVICES
2018 SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

OWNER:



NOT FOR
CONSTRUCTION

ISSUE DATE:

REVISION DATE:

SHEET TITLE:
SITE PLAN
RENDERING

CHECKED BY: BS
DRAWN BY: JHMG
P:\Sana Behavioral Hospital - 0590-02-2126\Drawings\Construction Documents\SBH-LA 101.dwg
Nov 06, 2019 - 4:05pm

TREES



Acacia aneura
Mulga



Chilopsis linearis 'Bubba'
Desert Willow



Parkinsonia 'Hybrid'
Hybrid Palo Verde



Phoenix dactylifera
Date Palm



Prosopis Rio Salado
Rio Salado Mesquite



Ulmus parviflora
Chinese Elm

SHRUBS



Caliandra californica
Baja Fairy Duster



Justicia spicigera
Mexican Honeysuckle



Leucophyllum langmaniae
Rio Bravo Sage



Ruellia peninsularis
Desert Ruellia



Simmondsia chinensis
Jojoba



Tecoma stans
Arizona Yellow Bells

ACCENTS



Agave americana
Century Plant



Baileya multiridata
Desert Marigold



Bougainvillea 'Barbara Karst'
Barbara Karst Bougainvillea



Dasylirion quadrangulum
Toothless Desert Spoon



Fouquieria splendens
Ocotillo



Hesperaloe funifera
Giant Hesperaloe

ACCENTS



Hesperaloe parviflora 'Breaklights'
Dwarf Crimson Red Yucca



Opuntia sp.
Santa Rita Prickly Pear



Pachycereus schottii monstrose
Totem Pole Cactus



Pedilanthus macrocarpus
Slipper Plant



Sphaeralcea ambigua
Desert Globemallow



Yucca pallida
Pale Leaf Yucca

GROUNDCOVER + GRASSES



Acacia redolens
Desert Carpet



Eremophila glabra 'Mingenew Gold'
Outback Sunrise Emu



Lantana montevidensis
Trailing Lantana



Rosmarinus officinalis 'Prostratus'
Creeping Rosemary



Muhlenbergia capillaris
'White Cloud' Muhly



Muhlenbergia rigens
Deer Grass

OWNER:



NOT FOR
CONSTRUCTION

ISSUE DATE:

REVISION DATE:

SHEET TITLE:
PLANT PALETTE



① PRODUCT: HAWTHORN PATH LIGHT
MANUFACTURED BY: LANDSCAPE FORMS
MODEL: HW006L4
COLOR: TITANIUM

1 BOLLARD

NTS



① PRODUCT: CASCADE WASTE CONTAINER
MANUFACTURED BY: QCP
MODEL: QR-CE3036W-A25
COLOR: FRENCH GRAY

2 WASTE BIN

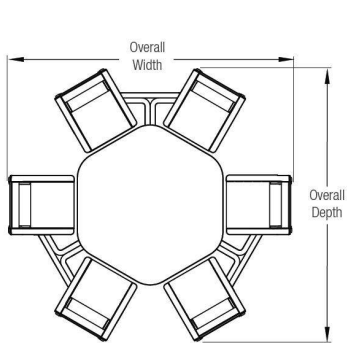
NTS



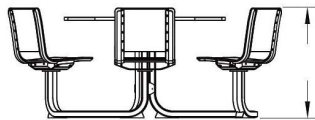
① PRODUCT: COZUMEL PLANTER
MANUFACTURED BY: QCP
MODEL: QR-COZ-2724P
COLOR: NATURAL

3 LANDSCAPE CONTAINER

NTS



SEAT PATTERN



| MODEL | OVERALL WIDTH | OVERALL DEPTH | TABLE HEIGHT | SEAT HEIGHT | OVERALL HEIGHT |
|----------------------|-----------------|-----------------|----------------|----------------|----------------|
| SETAN-AGA, GERL, GBS | 85.2" (2167 mm) | 81.5" (2070 mm) | 29.3" (744 mm) | 18.3" (465 mm) | 32.9" (836 mm) |

① PRODUCT: TANGENT TABLE ENSEMBLE
MANUFACTURED BY: FORMS+SURFACES
SEAT COLOR



FRAME COLOR



4 EMPLOYEE AREA SEATING

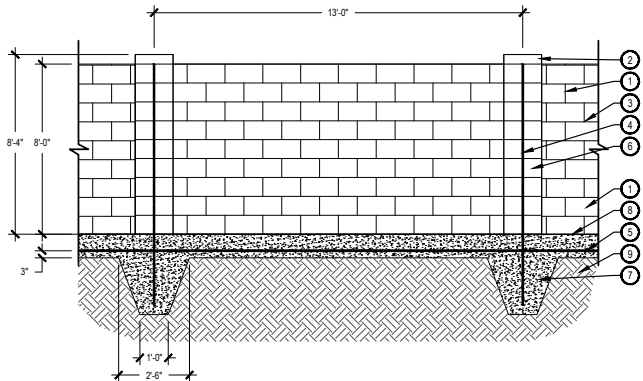
NTS



① PRODUCT: EMERSON BIKE RACK
MANUFACTURED BY: LANDSCAPE FORMS
COLOR: TITANIUM

5 BIKE RACK

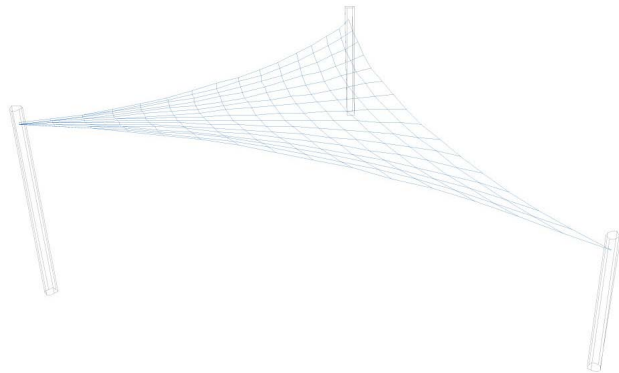
NTS



- ① 6"x8"x16" CMU FENCE BLOCK
 - ② 6"x2"x16" CMU CAP BLOCK
 - ③ #9 GAUGE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT O.C. PER STRUCTURAL ENGINEER
 - ④ 2-#5 REBAR IN GROUTED CELL AT PILASTER PER STRUCTURAL ENGINEER
 - ⑤ #4 REBAR PER STRUCTURAL ENGINEER
 - ⑥ 6"x8"x16" H BLOCK PILASTER
 - ⑦ CONCRETE FOOTER PER STRUCTURAL ENGINEER
 - ⑧ FINISH GRADE
 - ⑨ SUBGRADE
- NOTE: ALL EXTERIOR PERIMETER BUILDER WALLS TO BE PRIMED AND PAINTED CMU BLOCK. PAINT COLOR: TO BE DETERMINED.

7 PERIMETER WALL

NTS



① PRODUCT: 3-POINT SHADE SAIL
MANUFACTURED BY: USASHADE & FABRIC STRUCTURES
COLOR: LAGUNA BLUE



8 SHADE SAIL

NTS

OWNER:

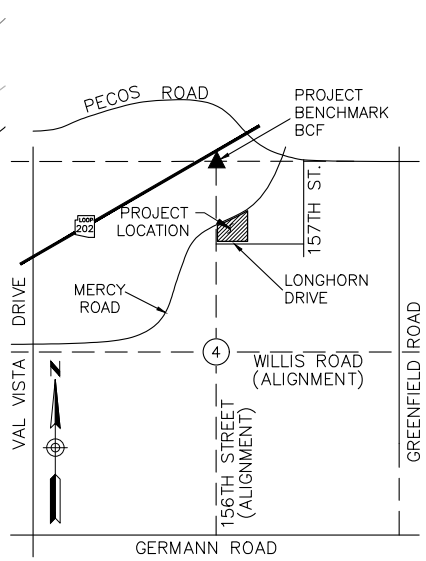
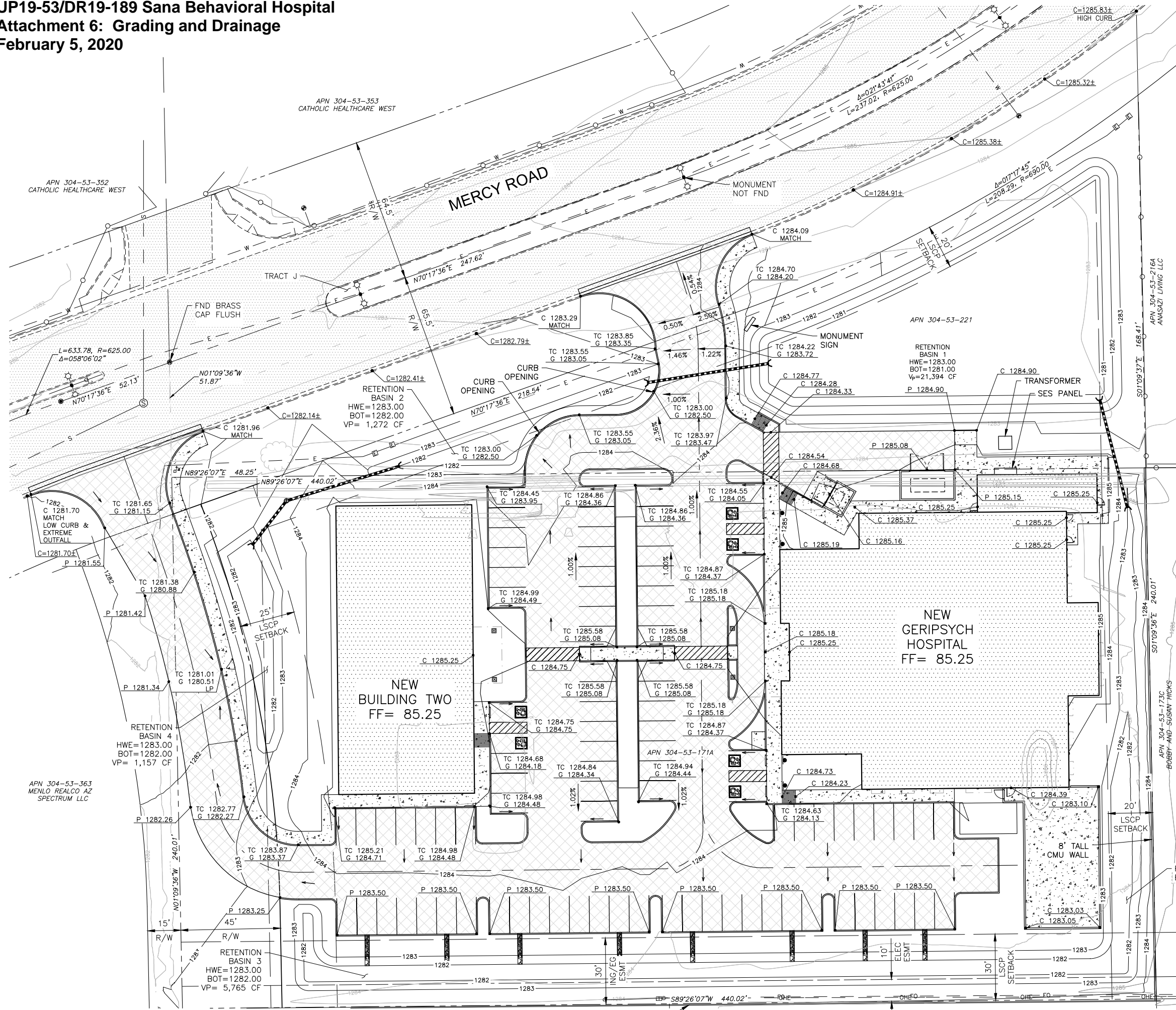


NOT FOR CONSTRUCTION

ISSUE DATE:

REVISION DATE:

SHEET TITLE:
DETAILS



GERMANN ROAD
VICINITY MAP
SEC 4, T2S, R6E
NTS

SITE ACREAGE
3.09 ACRES

- LEGEND
- FLOW ARROW
 - STORM DRAIN PIPE
 - HEADWALL
 - CURB OPENING & RIP-RAP SPILLWAY

FEMA FLOOD ZONE

THE SUBJECT PROPERTY WITHIN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP (FEMA) NUMBER 04013C2765M, REVISED NOVEMBER 4, 2015.

ZONE "X" IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

RETENTION CALCULATIONS

TOTAL SITE AREA: 134,457 SF = 3.09 ACRES

LANDSCAPE AREA RETENTION:
53,309 SF X 0.25 X 0.70 = 9,329 CF

IMPERVIOUS AREA RETENTION:
81,148 SF X 0.25 X 0.95 = 19,273 CF

TOTAL RETENTION REQD: 28,602 CF
TOTAL RETENTION PRVD: 29,588 CF

lrd
architecture + planning

1640 e. river rd.
suite 206
tucson, az 85718
t: 520.882.4484

Dibble Engineering

1630 S. Stapley Drive
Suite 123
Mesa, AZ 85204
P 480.775.7876

Contact: Todd Fitzgerald, P.E.
Todd.Fitzgerald@dibblecorp.com

Geriatric Psychiatry Services

2018 East Mercy Road, Gilbert, AZ 85297

PRELIMINARY

REVISION/RELEASE DATE

11/07/2019

LRD JOB NO: 527.05

CLIENT NUMBER:

PRELIMINARY
GRADING &
DRAINAGE PLAN

C1.1



Geriatric Psychiatry Services

2018 East Mercy Road Gilbert, AZ 85297

Exterior Building Finish Systems

1 Metal Panels



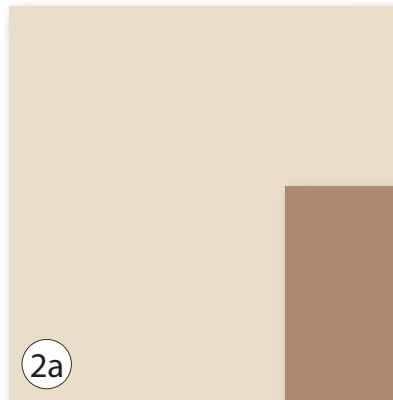
BRITE COPPER METALLIC

METAL COMPOSITE MATERIAL PANEL SYSEM BY ALUCOIL
ACM SAF 4000 SYSTEM, 4MM PE CORE, LARSON COLOR: BRIGHT
COPPER METALLIC



BRITE COPPER METALLIC
XL-28 - ALUCOIL

2 Painted Stucco



LAMBSKIN
CC-340 BENJAMIN MOORE



RENWICK ROSE BEIGE
SW 2804 - SHERWIN-WILLIAMS

EXTERIOR STUCCO FINISH SYSTEM



3 Stone Veneer



MINERET
BLUFFSTONE - EL DORADO STONE

EL DORADO STONE

7 INCH - 21 INCH LENGTH
3 INCHES HIGH X 14 INCHES
LONG

EVERGUARD® TPO
60 MIL MEMBRANE

Color: Tan
Full Size Roll: 10' x 100'
Half Roll Size: 5' x 100'

Exterior Building Components

4 Mechanical Louvered Screen



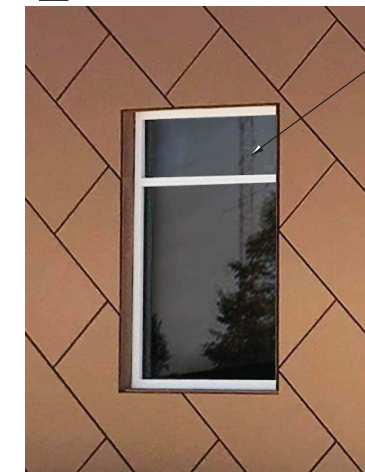
INDUSTRIAL LOUVERS, INC.

4" DEEP INVERTED BLADE EQUIPMENT
SCREEN 450XPI. EXTRUDED ALUMINUM



ROOKWOOD BROWN
SW 2806 - SHERWIN-WILLIAMS

5 Windows



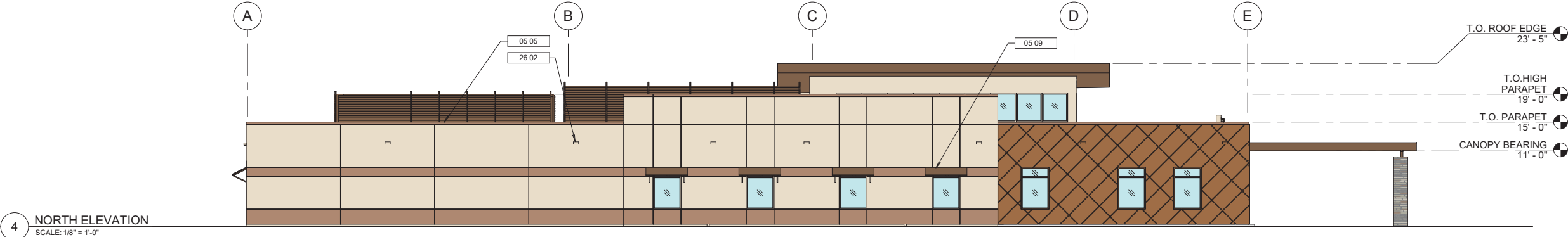
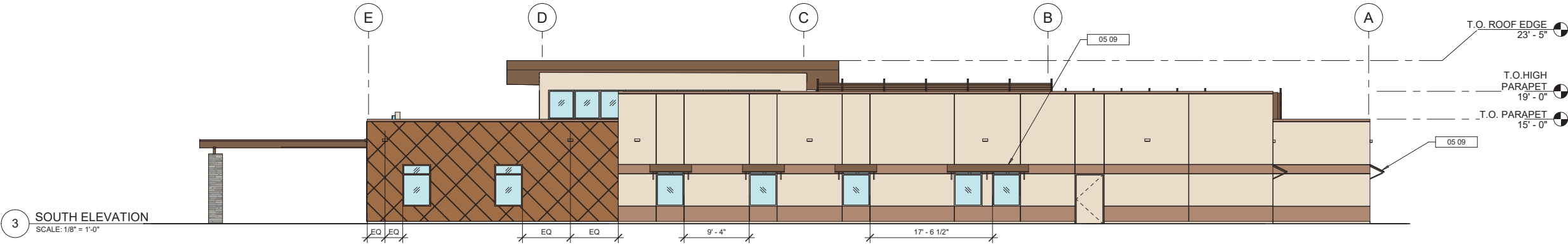
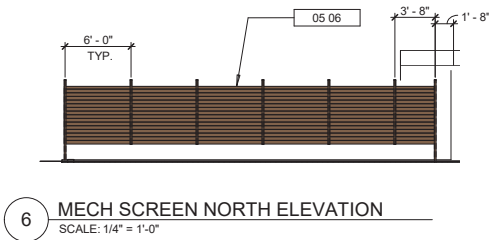
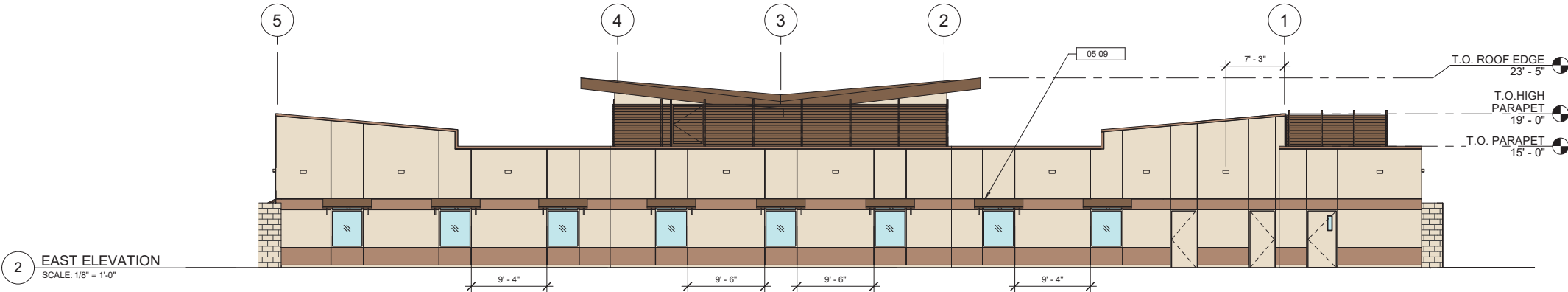
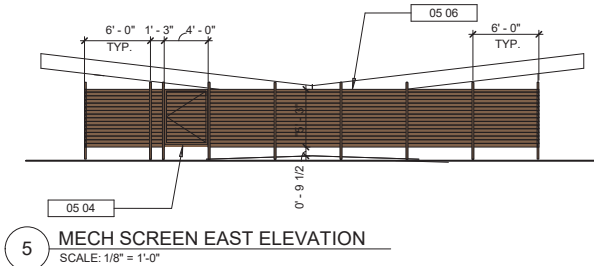
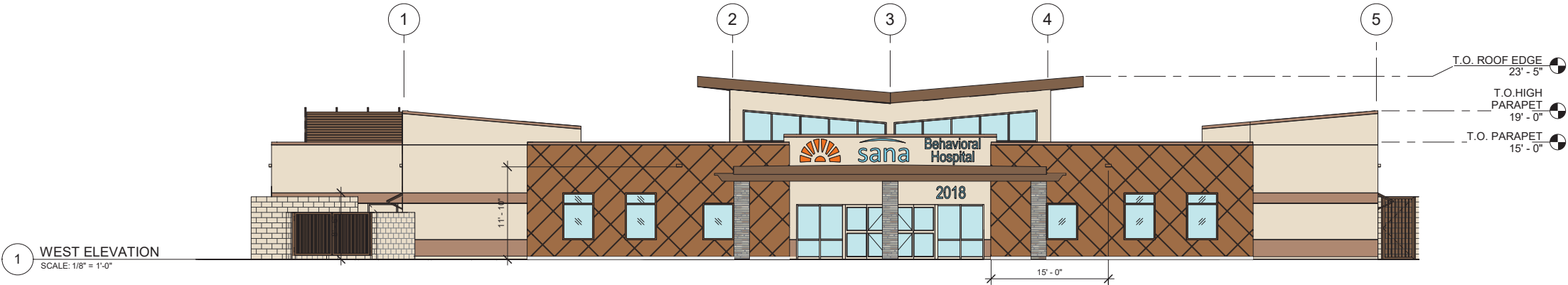
OLDCASTLE

SERIES 3000 THERMAL
MULTIPLANE 2" x 4-1/2"
CENTER-SET ALUMINUM
STOREFRONT, CLEAR ANODIZED
FINISH

1" GRAY TINTED INSULATED
GLASS UNIT WITH SOLARBAN60
LOW-E COATING ON #2
SURFACE.



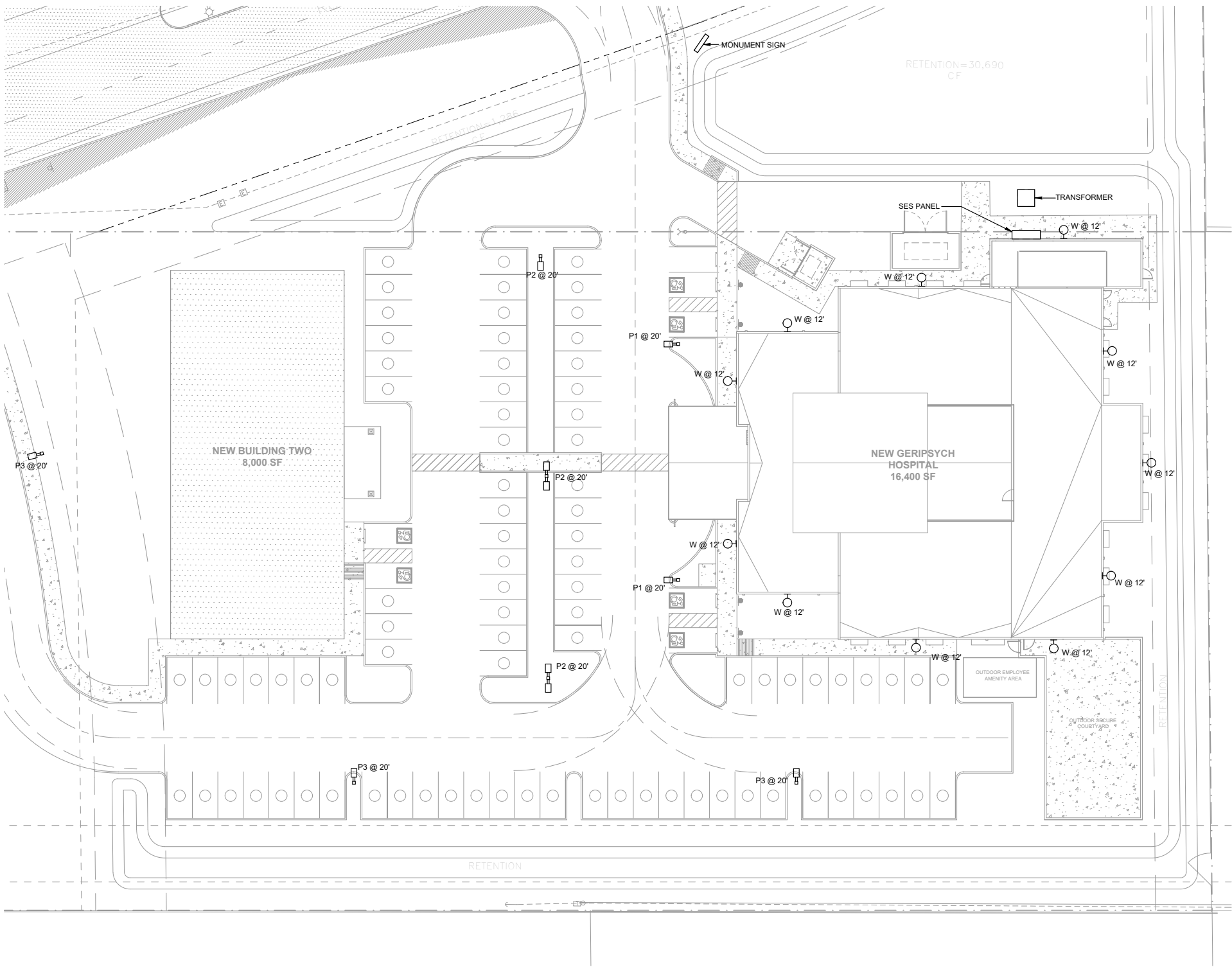
Geriatric Psychiatry Services
2018 East Mercy Road Gilbert, AZ 85297



| KEYNOTES | |
|--|--|
| 05 04 | Metal gate |
| 05 05 | Metal parapet cap (dark bronze) |
| 05 06 | Metal mechanical screen |
| 26 02 | Light fixture. Refer to light schedule on electrical drawings. |
| 05 09 | Painted metal shade, |
| GENERAL NOTES | |
| 1. STONE VENEER: EL DORADO STONE BLUFFSTONE, COLOR: MINERET. | |
| COLOR LEGEND | |
| | BUILDING COLOR LAMBSKIN CC-340 BENJAMIN MOORE |
| | METAL FLASHING, SHADES METAL & MECHANICAL SCREEN ROOKWOOD BROWN SW 2806 SHERWIN-WILLIAMS |
| | PARAPET METAL COPING & STUCCO ACCENT BAND RENWICK ROSE BEIGE SW 2804 SHERWIN-WILLIAMS |
| | METAL PANELS BRITE COPPER METALLIC XL-28 ALUCOIL |
| | STONE VENEER MINERET BLUFFSTONE EL DORADO STONE |







1 ELECTRICAL SITE PLAN
ES01 SCALE: 1" = 20'-0"

PRELIMINARY. NOT FOR CONSTRUCTION

EXHIBIT 10: PHOTOMETRIC PLAN AND DETAILS/CUT SHEETS.
11.15.2019

DT
DesignTek Consulting
Group, LLC
4141 South Highland Drive, Suite 110
Salt Lake City, UT 84124
TEL: (801) 255-5449
FAX: (801) 987-9494
3448 De La Cruz Blvd.
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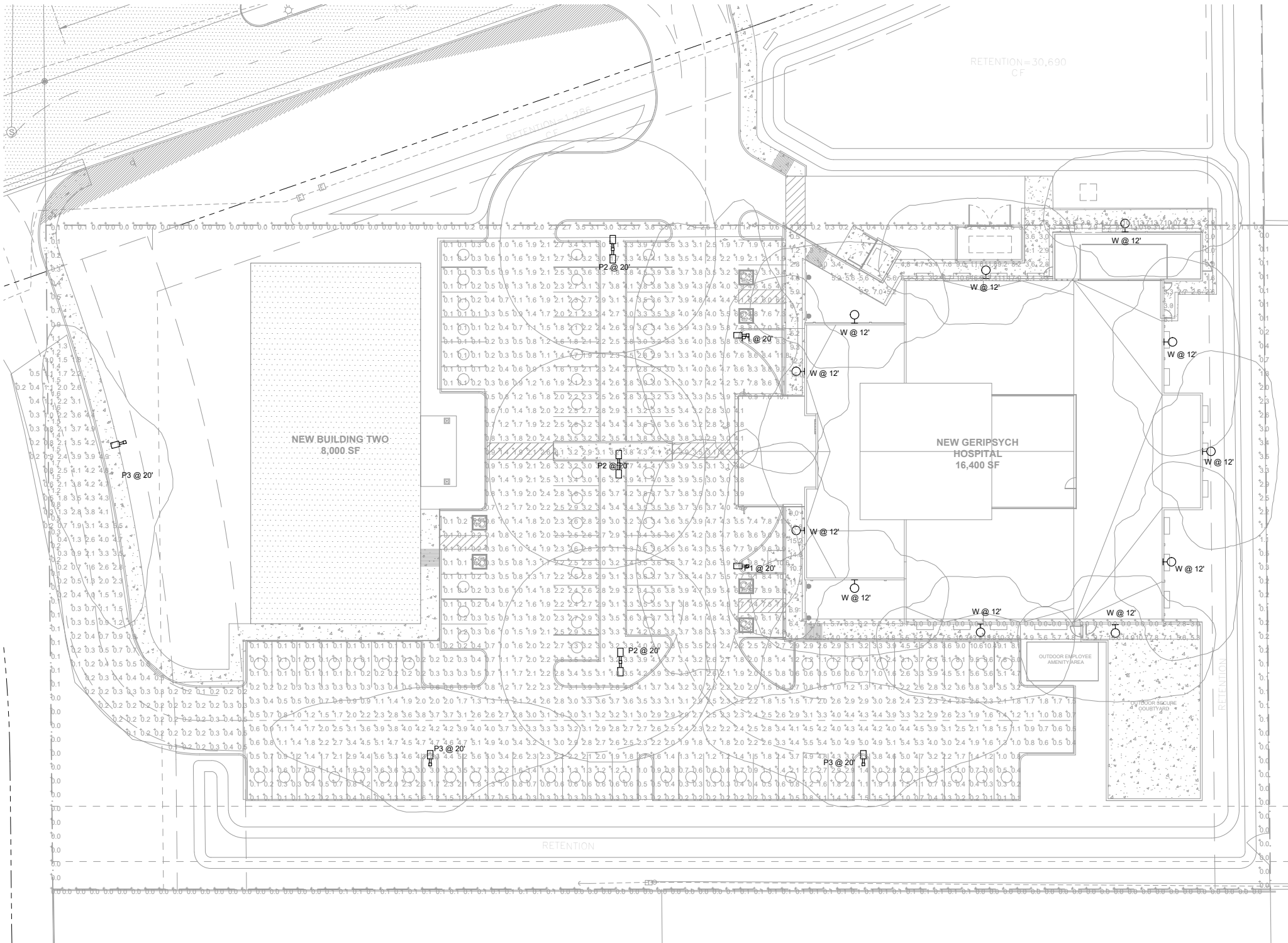
REVISION/RELEASE DATE

LRD JOB NO:
CLIENT NUMBER:
ELECTRICAL SITE PLAN

ES01

Sheet 1 of 3





Geriatric Psychiatry Services
2018 East Mercy Road, Gilbert, AZ 85297



1 ELECTRICAL SITE PLAN
ESP01 SCALE: 1" = 20'-0"



| Statistics | | | | | | |
|---------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Drive - West | + | 1.3 ft | 5.5 ft | 0.1 ft | 55.0:1 | 13.0:1 |
| Parking | + | 2.6 ft | 11.8 ft | 0.1 ft | 118.0:1 | 26.0:1 |
| Property Line | + | 0.9 ft | 16.3 ft | 0.0 ft | N/A | N/A |
| Walkway North | + | 5.8 ft | 17.4 ft | 0.0 ft | N/A | N/A |
| Walkway South | + | 5.3 ft | 15.2 ft | 0.0 ft | N/A | N/A |

| Schedule | | | | | | | | | | |
|---|-------|----------|-------------------------|------------------------|------------------------------|------|--------------|-------------------------|-----------------|-------------------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor |
|  | P1 | 2 | Visionaire Lighting LLC | VSX-1-T3-48LC-7-3K-UNV | 23 in L x 12.5 in W x 8 in H | | 1 | VSX-1-T3-48LC-7-3K-I ES | 11972 | 1 |
|  | P2 | 3 | Visionaire Lighting LLC | VSX-1-T5-48LC-7-3K-UNV | 23 in L x 12.5 in W x 8 in H | | 1 | VSX-1-T5-48LC-7-3K-I ES | 12620 | 1 |
|  | P3 | 3 | Visionaire Lighting LLC | VSX-1-T2-48LC-7-3K-UNV | 23 in L x 12.5 in W x 8 in H | | 1 | VSX-1-T2-48LC-7-3K-I ES | 11880 | 1 |
|  | W | 11 | Visionaire Lighting LLC | VSX-1-T3-48LC-7-3K-UNV | 23 in L x 12.5 in W x 8 in H | | 1 | VSX-1-T3-48LC-7-3K-I ES | 11972 | 1 |

PRELIMINARY. NOT FOR CONSTRUCTION

EXHIBIT 10: PHOTOMETRIC PLAN AND DETAILS/CUT SHEETS.
11.15.2019

REVISION/RELEASE DATE

LRD JOB NO:
CLIENT NUMBER:

SITE PHOTOMETRIC

ESP01

Sheet 2 of 3

Type:

The VSK LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

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The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSK LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

The VSK LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

[illegible]

38

Type
(54)Type I
(52)

Type

Type
ΔT

Type

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Ty

Not all optics are available on all fixtures. Check ordering chart for availability.

| VSX EPA Data | |
|--------------|------|
| Front | Side |
| .45 | .58 |

Dimensions

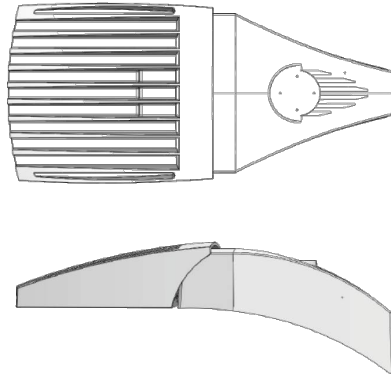
Width: VSX-1 12.5"

Depth: VSX-1 23"

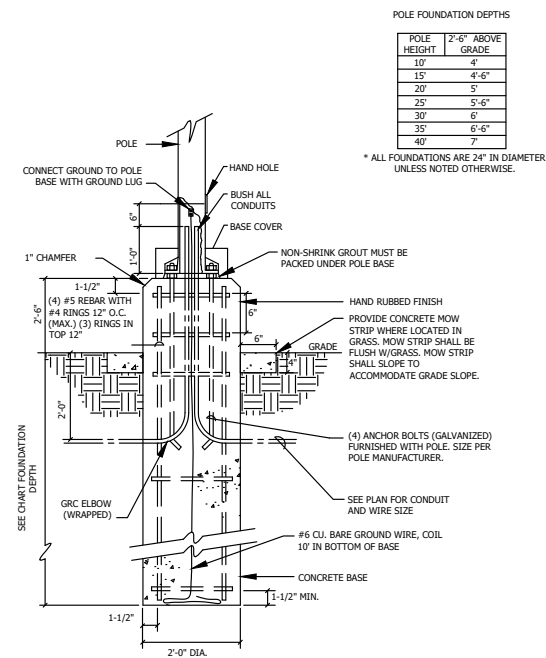
Height: VSX-1 4"

Overall Height: VSX-1 8"

Weight: 25



40



ESP02 SCALE: N.T.S

Geriatric Psychiatry Services
2018 East Mercy Road, Gilbert, AZ 85297

DETAILS AND CUT SHEETS

ESP02

Sheet 3 of 3

EXHIBIT 10: PHOTOMETRIC PLAN AND DETAILS/CUT SHEETS.
11.15.2019

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